

Green Zones Program

General Plan and Transit Oriented Communities Section

Case #: RPPL 2018004908

RPC Discussion

June 16, 2021



Green Zones Program Background & Goal

- Initiated by the Board of Supervisors in Dec. 2015 as part of the Equitable Development Work Program to address environmental justice issues in unincorporated communities.
- Intention to develop land-use strategies to improve the public health and quality of life of residents in communities that have been historically and disproportionately impacted by multiple polluting sources.
- Update Title 22 with Recycling and Waste management regulations in line with state laws and emissions reduction goals.



Green Zones Program Components



**Environmental Justice
Screening Method**



**Stakeholder
Engagement**



**Zoning Code and
General Plan
Amendments**



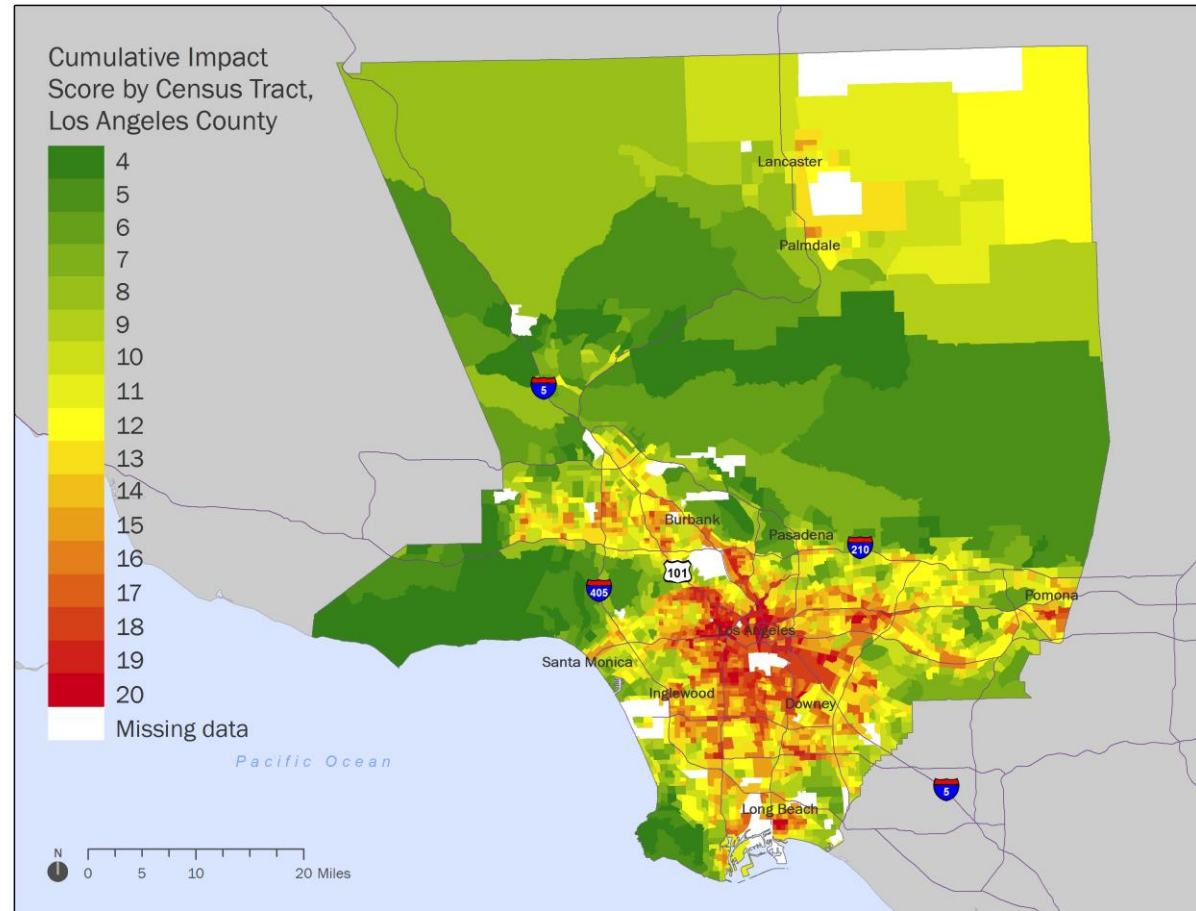
Business Incentives



Agency Coordination

Environmental Justice Screening Method (EJSM)

- Developed in partnership with USC and Occidental College.
- A GIS mapping tool to that analyzes various data layers and indicators (sensitive uses, socioeconomic data, and sources of pollution).
- One of the tools used to identify the 11 Green Zone Districts in the unincorporated areas.



Climate Change Vulnerability metric includes statewide rankings of variables.

General Plan Amendment Revisions

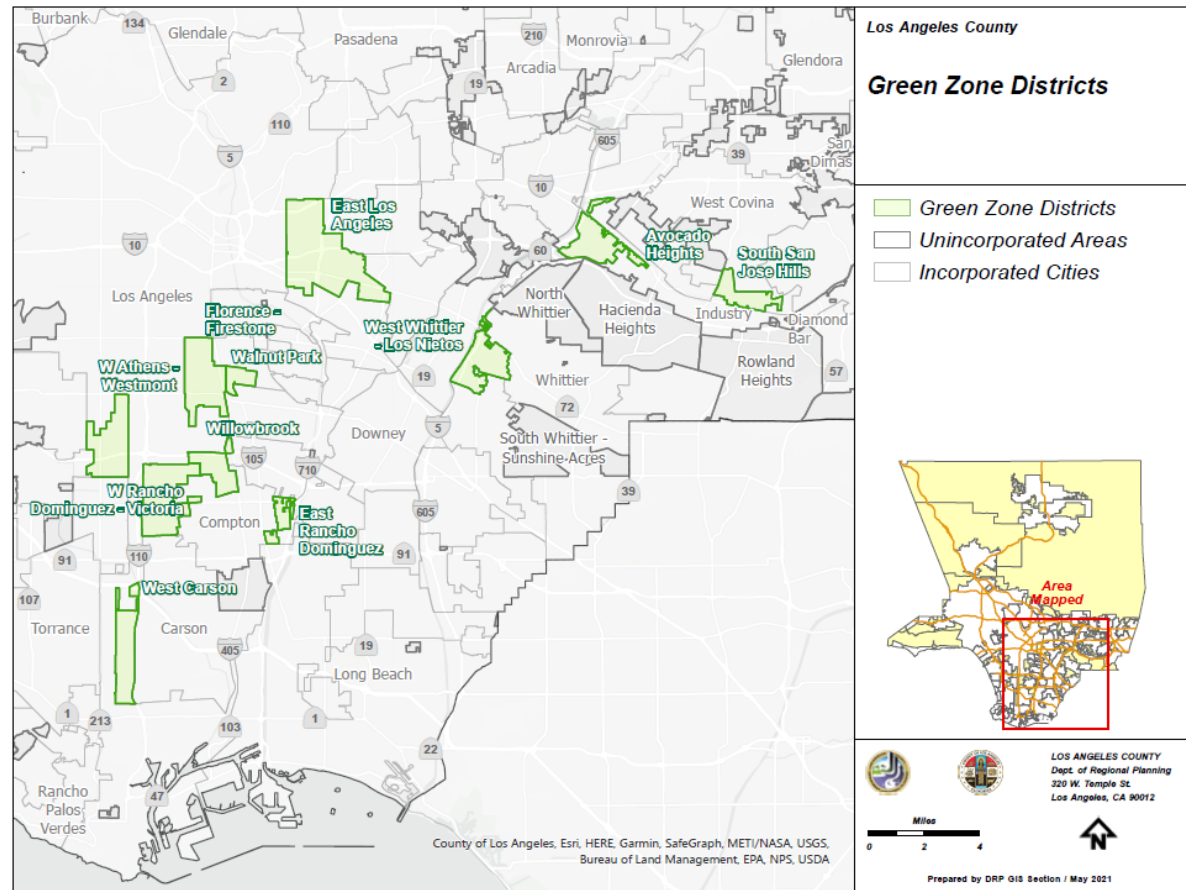
- County General Plan Amendment for consistency with Title 22 changes and addition of environmental justice policies.
- Propose zone change to 28 parcels (M-2 to M-1) and change land-use designation for 15 of those parcels (IH to IL) in:
 - Florence-Firestone,
 - West Rancho Dominguez-Victoria,
 - West Carson, and
 - Willowbrook.



Zoning Code Changes

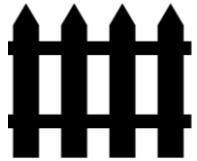
Identification of Green Zone Districts (22.84)

- Avocado Heights
- East Los Angeles
- East Rancho Dominguez
- Florence-Firestone,
- South San Jose Hills,
- Walnut Park
- West Athens-Westmont
- West Carson
- West Rancho Dominguez-Victoria
- West Whittier-Los Nietos
- Willowbrook

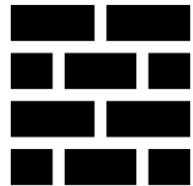


Green Zone District Standards

- New development standards for certain industrial, recycling/solid waste, and vehicle-related uses within 500 feet of existing sensitive uses. Conditional Use Permit required for specific uses.
- Prohibition of specific uses within 500 feet of an existing a sensitive use.
- Existing, nonconforming uses in Green Zone Districts must comply within 3, 5 or 7 years of ordinance adoption.
 - Outreach, monitoring and inter-agency coordination.



Fencing



Solid Wall
Screen



Landscape
Buffer

Defining Sensitive Uses - Countywide

- Countywide definition of sensitive uses. Includes the following uses when they are permitted in the zones where they are located.
 - Dwelling units (except for accessory dwelling units),
 - Preschools, schools and school yards,
 - Parks, playgrounds,
 - Daycare centers,
 - Nursing homes,
 - Hospitals,
 - Shelters,
 - Daycares or preschools as accessory to a place of worship.
- Development standards for new sensitive uses when located next to legally existing industrial, recycling, solid waste, or vehicle-related uses.
 - Landscaping buffers
 - Walls
 - Air filtration systems
 - Placement of windows and doors
- Discourages further development of incompatible uses and ensures mitigation standards where development still occurs.



Solid Wall
Screen



Landscape
Buffer



Recycling and Waste Management - Countywide

- New permitting requirements for recycling and waste management, including automobile dismantling yards, scrap metal yards, pallet yards, organic/solid waste facilities, and supermarket accessory recycling collection centers.
- Identifies new organic waste and recycling uses to be in line with new state laws for waste diversion, emissions reduction, and provide an avenue for consistent permitting.
- Will include requirements of minimum distance to sensitive uses.
- Standards for recycling and solid waste enclosures for any residential development with four or more units or non-residential development that produces waste on site.



Recycling



Summary of Outreach since Public Releases

General Community Outreach: 6 meetings, June, 2020 – Feb 2021

EIR Scoping: 2 meetings, July 2020

Public Release: Draft EIR, Dec 2020 – Feb 1, 2021; Draft Ordinance, Dec 2020

- Mailed zone change letters to 28 property owners
- Had individual meetings, phone calls, emails, site visit with property owners, residents, community groups, other stakeholders (24 virtual meetings and phone calls, 18 email chains, 1 site visit)

Draft EIR Commenters

- CalRecycle
- LA County Sheriff
- East Yard Communities for Environmental Justice
- Communities for a Better Environment
- Liberty Hill Foundation



Summary of Public Comments Received from Residents and Community Groups

- Timeline to comply should be reduced.
- Enforcement needs to be proactive.
- A cross-agency task force needs to be established.
- Prohibit additional industrial uses in Green Zones and expand the 500 ft. buffer.
- Re-zone additional properties.
- Create/promote open space and green spaces within Green Zones.
- Regulate warehouses better.



Summary of Comments Received from Business Community

- Timeline to comply should be increased.
- Program “punishes” those that are in compliance.
- Businesses will be forced to shut down.
- Many employees of existing small businesses are low-income immigrants also facing other impacts of Covid-19.
- Enclosing auto dismantling is not feasible (financially or logistically for small parcels).
- Re-zoning will decrease property values. All uses should be allowed with a CUP.



Implementation Guide & Referral to Funding Programs

Ordinance & EIR

- Final EIR – to be released 10 days prior to public hearing
- Public Hearing at RPC – **scheduled July 21, 2021**

Implementation Guide

- Implementation and procedurally focused.
- Prioritize proactive outreach methods.
- Summary of ongoing efforts for cross-agency collaboration.
- References to funding incentives and programs for small businesses.
- Summary of plans to establishment Green Zones implementation Team (GIT).



Implementation Guide

Green Zones Program Components

1. **Green Zones Program Goals and Policies in the General Plan**
2. **The Environmental Justice Screening Method**
3. **Green Zone Districts Zoning Overlay**
4. **Green Zones Ordinance**
5. **Green Zones Program Implementation**



Implementation Guide

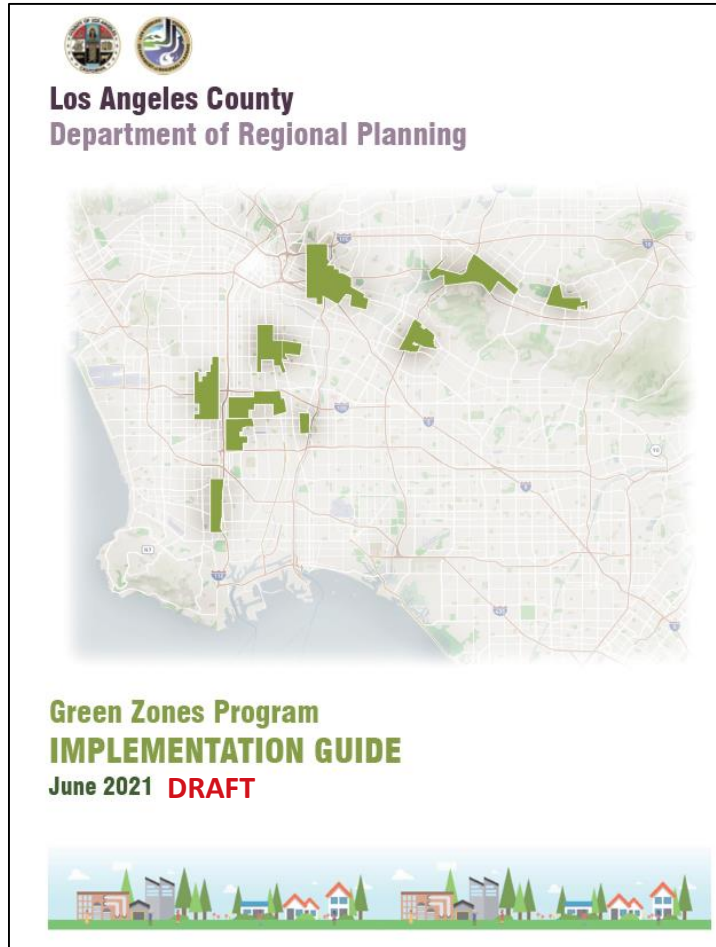


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Implementation Guide

Green Zones Implementation Guide

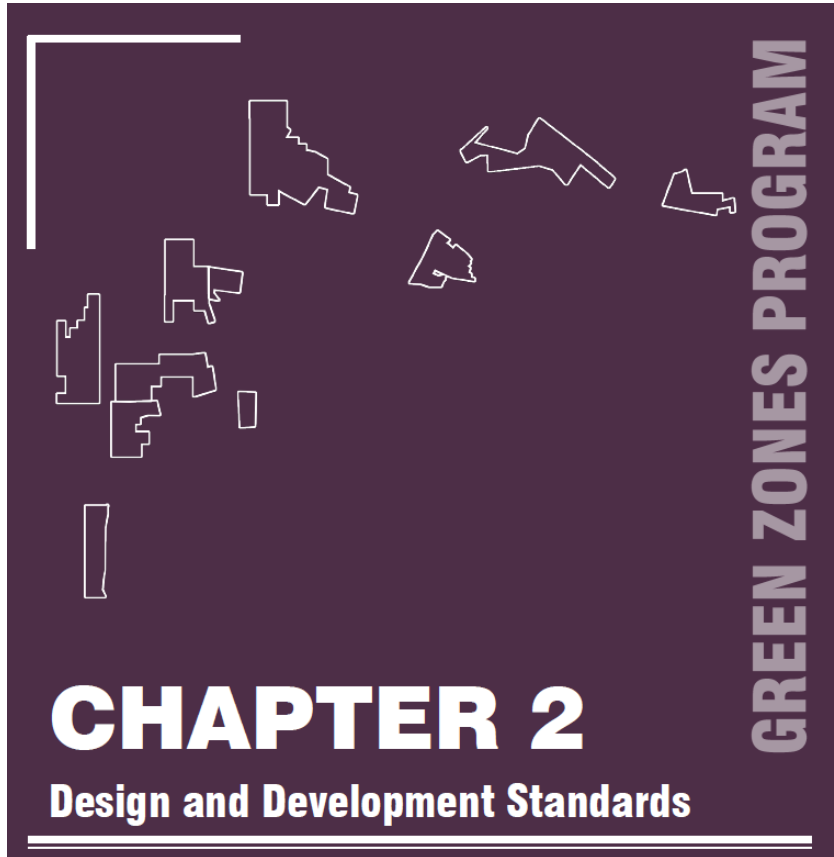
Development Standards for Existing Industrial Businesses (Green Zone Districts)

For existing industrial businesses located in the Green Zone Districts, permitting and new physical improvements with signage, landscaping, walls, ground surfacing, and physical enclosures will apply based on the time frames set out below*.

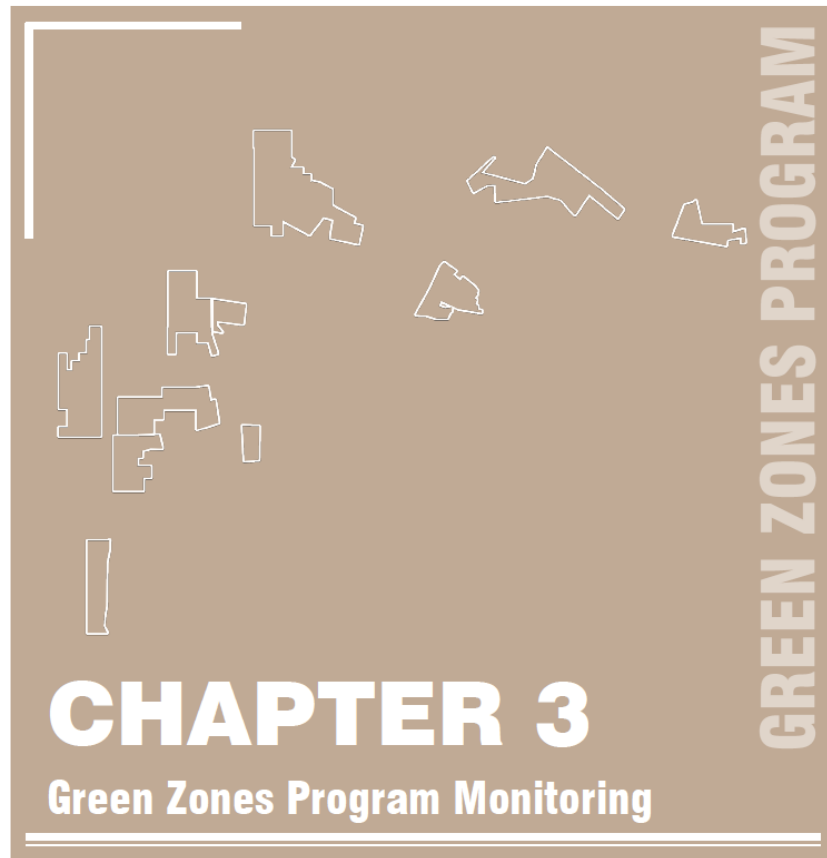
<u>Permitting and Structure/Improvement Required Date</u>	<u>3 Years</u>	<u>5 Years</u>	<u>7 Years</u>
Site Plan Review for uses up to 100 feet from a Sensitive Use	Installation of signage and landscaping without requirement for any other improvement	Installation of walls, surfacing, or specific standards for warehouses, along with any other improvements combined, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR
Site Plan Review for uses between 101-500 feet from a Sensitive Use	N/A	Installation of any one or all improvements, including specific standards for warehouses, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR
Conditional Use Permits (CUP) or Minor Conditional Use Permit (MCUP) for uses up to 100 feet from a Sensitive Use	N/A	CUP or MCUP attainment and installation of any one or all improvements, including specific standards for warehouses, if new building enclosure is not required	Installation of building enclosure and any other improvements for CUPs or MCUPs
CUP or MCUP for uses between 101 and 500 feet from a sensitive use	N/A	CUP or MCUP attainment and specific standards for warehouses, if new building enclosure is not required.	Installation of all other requirements for CUPs

*Note: Section 22.84.030.E (Performance Standards for Specific Uses), shall apply to existing, legally-established uses at the time of the compliance schedule deadline for established use.

Table 2. Existing, Legally-Established uses for renewal of CUPs and/or Site Plans (Table 22.84.040-A)



Implementation Guide



Reporting Requirements

GENERAL PLAN ANNUAL REPORT

The County is required to prepare a General Plan annual progress report on the status of General Plan implementation. The annual report is prepared by the Department and presented to the Regional Planning Commission and the Board of Supervisors. In addition to the annual report-out to the community, DRP will provide updates on the status of GZ Program implementation in the General Plan annual progress report.

Implementation and Interpretation

Existing Assessor's parcel information and zoning data were gathered to determine land uses/businesses affected by the adoption of the Green Zones Ordinance. A pilot area may be established to focus resources on areas of priority. This research will determine a list of properties with businesses that may need to make changes to their properties to come into compliance with the Green Zones ordinance. Further field inspections will be required to validate the property research. At least a year prior to the deadline for compliance, DRP will send a notice to affected property owners alerting them of what they need to come into compliance with.

Agency Coordination

DRP is responsible for permitting and enforcing new and existing industrial businesses for land use compatibility in the unincorporated area. As a part of permitting any land use, the department may consult with other County or State agencies to determine whether a use is appropriate, especially when the use is subject to a discretionary permit. Figure 12 includes a list of public agencies involved in permitting industrial businesses subject



Green Zones Program Contact

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